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 San Diego County
 DEPT. OF PLANNING & LAND USE

Subject: Meeting minutes of Bonsall Community Sponsor Group
Date: January 8, 2008
Time: Meeting started at 7:17 PM
Location: Bonsall Community Center
Roll Call: Present: Morgan (Chair), Lintner, Mallett; Norris
 Absent: Davis; two vacancies

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

Ron Wooton presented TM5498 RPL2 – Golf green Estates as an informational item. This project, which will surround the Bonsall Elementary school, proposes 113 lots (down from 116 originally), with each lot being a minimum of 6,000 square feet. The county plans to realign the intersection of Camino Del Rey and Old River Road as option #2 presented at previous meetings. This design has Old River Road intersecting with Camino Del Rey as a “T” intersection. The school entrance on the north side will also serve as the neighborhood entrance for that part of the project.

For the development proposed project in the Via Urner area of the community, there has been concern that if Via Urner Way is not closed and subject to only private use, then the road will be used as a short cut for new development projects. Discussions were held with the growers in the area who stated that closing Via Urner Way would be a hardship to their businesses.

1.0 ADMINSTRATIVE

- 1.2 The *Pledge of Allegiance* was led by Mr. Norris
- 1.3 *Corrections to the agenda:* There was no representative at the meeting to address Item 1.6.
- 1.4 *Approval of November Meeting Minutes* – Motion by Lintner to approve the November 2007 meeting minutes as written; second by Norris. Passed 4-0.
- 1.5 **Subcommittee/Meeting reports:**
 - General Plan 20/20 has had a name change to General Plan Update.
 - Highway 76 Expansion – There is concern that Rainbow Municipal Water District may have to pay to have their lines moved to accommodate the expansion.
 - NCTD is having some problems with the signal lights not working properly on the Sprinter Line.
- 1.6 The County of San Diego adopted the trails plan that was finished about 2.5 years ago. The County wants the BCSG to reaffirm the plan. Vote: 4-0 to approve current map however the members would like to see the connecting maps from the other planning group areas before giving their final approval.
- 1.7 700 Forms – The Chair (Morgan) will serve as the facilitator of collecting the completed 700 forms from each member and providing them to the County.

2. PLANNING AND LAND USE

- 2.1 TPM21057RPL1 project name Emerald Hill subdivision located on North River Road. This is a replacement map and has been reviewed at prior meetings. A representative for this project was

not present at the meeting. A motion was made by Norris for the applicant to provide the following information in addition to what has already been received:

- Grading related reports.
- Stormwater related requirements.
- **Applicant to be present.**

3. PERMITS AND VARIANCES

3.1 P03-134 Williams project located at 5240 San Jacinto Circle West. Cell site facility consists of up to 12 panel antennas mounted to a new 40 foot high broadleaf monotree and currently a notice of intent to adopt a Negative Declaration was circulated prior to our review. This project is located at one of the highest peaks in Bonsall and will cover a significant area. The monotree is proposed to be placed in the center of the million dollar eastern view from the house. Home owner is OK with that. A motion was made by Norris to deny the project for the following reasons:

- No evidence of a road maintenance agreement per previous request of the BCSG
- Diminution of residential property value within the area.
- Monotree exceeds 35 foot height limit
- No site plan beyond the targeted parcel to determine impacts to adjacent neighbors

Second by Lintner. Passed 4-0.

3.2 P05-033 this proposed Cingular cell site project is located at 2283 Glenview Lane. This project has been reviewed at previous meetings. This cell tower is proposed to be located on the north facing hill near the intersection of Melrose Dr. and North Santa Fe Road. Located on a residential property this project would cover areas to the south along Melrose Dr. There are nonconforming issues with the property that should be addressed before the project is approved. The vehicle access path on the plans is shown without contour lines, which concerns the members. Would have liked to see a complete survey and minor grading plan.

Motion was made by Norris to deny the project. Second by Lintner. Passed 4-0.

3.3 AD 07-059 Gainer Horse Barn project is located at 6893 West Lilac. Development of a Horse barn 7,488 square feet covered entry/breezeway 1,296 square feet and an open air parade ring 5,184 square feet. Norris excused himself from voting on this matter. Therefore a quorum was not present for an official vote. This project proposes the development of a large horse barn on an 11 acre parcel located on the south side of Lilac Rd. just west of Sullivan Middle School. There are 24 stalls proposed in the barn with an exterior composting facility to handle all manure generated from the project. It is proposed for personal use, but BCSG members are concerned that it will be a commercial operation. There is an ephemeral creek that travels through the property. The BCSG members requested the following information in order to consider the project:

- Topographical survey of the site
- Locations of turn outs to determine any impacts to creek area
- Clarification that project is for personal use, not commercial.

5. ADJOURNMENT

The meeting was adjourned at 8:45 pm.